



**Address:** [5531 BRAZORIA DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 23213G-12-23  
**Subdivision:** LAKE PARKS ADDN  
**Neighborhood Code:** 1M700J

**Latitude:** 32.6412271545  
**Longitude:** -97.0467110076  
**TAD Map:** 2138-352  
**MAPSCO:** TAR-112H



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LAKE PARKS ADDN Block 12  
Lot 23

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$449,858

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40530884

**Site Name:** LAKE PARKS ADDN-12-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,032

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,790

**Land Acres<sup>\*</sup>:** 0.2477

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

NAYKENE SAMUEL A  
NAYKENE YVONNE P

**Primary Owner Address:**

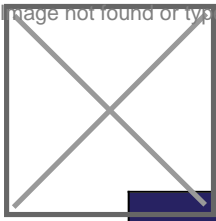
5531 BRAZORIA DR  
GRAND PRAIRIE, TX 75052

**Deed Date:** 12/22/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215031287](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAYKENE SAMUEL	4/28/2005	<a href="#">D205121365</a>	0000000	0000000
LEGACY/MONTEREY HOMES LP	12/28/2004	<a href="#">D205007872</a>	0000000	0000000
TARO PROPERTIES TX I LP	1/1/2004	000000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$369,858	\$80,000	\$449,858	\$449,858
2024	\$369,858	\$80,000	\$449,858	\$431,054
2023	\$371,614	\$80,000	\$451,614	\$391,867
2022	\$276,243	\$80,000	\$356,243	\$356,243
2021	\$259,158	\$80,000	\$339,158	\$339,158
2020	\$239,058	\$80,000	\$319,058	\$319,058

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.